

PINE VALLEY

2000 Census Population.....2,329

Community 2020 Target.....3,613

April 2004 WC Map Population2,760



APRIL 2004 WORKING COPY MAP

The key goal for this subregion is to recognize the limiting factors to growth and assign land use densities accordingly. The overall land use designations are a result of concerns regarding groundwater. The map reflects several changes made that accommodate a prior Act of Congress on one property, and the approved map status on another property.

COMMUNITY-SPECIFIC PLANNING RATIONALE

Lack of water is an issue in the community and has been recognized by assigning lower densities to undeveloped parcels

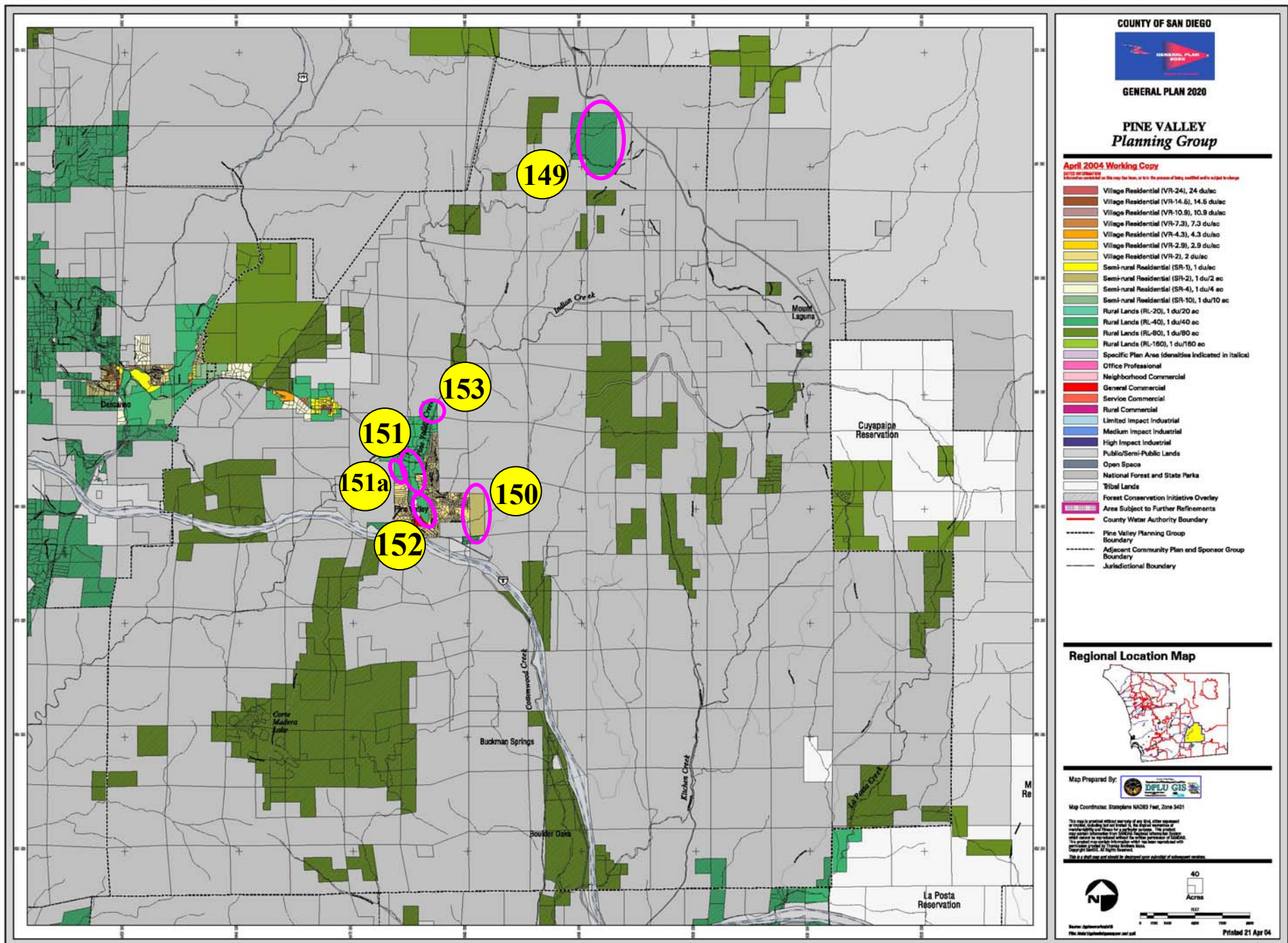
TRAFFIC FORECASTS

(See Central Mountain Section)

KEY COMMUNITY ISSUES

- Limit traffic on circulation routes
- Maintain the rural character of the subregion
- Preserve environmental resources (wildlife, forest lands, trails, groundwater and open spaces)

See Central Mountain LOS Map (B-2)



RESIDENTIAL PROPERTY REFERRALS

149	Carmen Lucas	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/40 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
150	Fred Oliver	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/2 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/2 acres <i>A comprehensive groundwater study will include this referral, however, the status of the approved map cannot be changed as a result of this study. Density reflects the approved Tentative Map.</i>
151	Bill Schwartz	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/40 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres <i>A density change may be made once a determination has been made on groundwater. A Rural Lands designation is consistent with GP2020 objectives.</i>

151a	Bob Burdette			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
				<i>A density change may be made once a determination has been made on ground-water. A Rural Lands designation is consistent with GP2020 objectives.</i>
152	Lee Vance			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
				<i>A density change may be made once a determination has been made on ground-water. A Rural Lands designation is consistent with GP2020 objectives.</i>
153	Smith Property			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
				<i>A density change may be made once a determination has been made on ground-water. A Rural Lands designation is consistent with GP2020 objectives.</i>